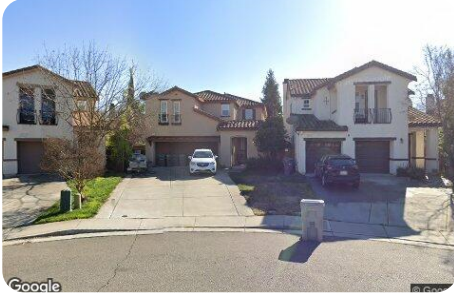


Single Family Residence **RESIDENTIAL**

1891 ROGUE RIVER CT

WEST SACRAMENTO, CA 95691

\$609,000 TopHap Estimate · \$272 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,236 ft²

LIVING AREA

0.14 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$609K

\$578K low

\$640K high

Last Sale

\$300,000 · Apr 28, 2008

Est. Owner Equity

\$368,400

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$6,575 (2025)
Assessed Value	\$401,918
Previous Assessed	\$394,038

PROPERTY FACTS

Property Type	Single Family Residence
County	YOLO
Lot (acres)	0.14
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

45
FLOOD

60
WILDFIRE

50
HEAT

39
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 23, 2008	Resale	Grant Deed	\$300,000	\$134	\$240K
Jan 29, 2008	Non-arms-length	Trustees Deed	\$324,450	\$145	
Jul 25, 2005	Resale	Grant Deed	\$466,500	\$209	\$373K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River City High School	High	9–12	0.5 mi
Stonegate Elementary School	Elementary	KG–8	0.5 mi

District: Washington Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95691

79 CRIME INDEX	86 AIR POLLUTION	42,114 POPULATION	\$94K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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